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{
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    "RVDSValues": false,
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    },
    "firstName": "Nilesh",
    "type": "CREDITOFFICER",
    "_id": "66c2ea88c884d112334bae78",
    "email": "hlst.ghatkopar@sbi.co.in",
    "lastName": "Chaurasia",
    "mobileNo": "",
    "workMobileNo": "8668392343"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "name": "State Bank of India",
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  "remark": "Temp",
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "value": "Residential"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
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  "shortName": "SSV",
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"siteEngineer": {
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  "_id": "67165336b6604b3dd61dccf0",
  "role": "SITEENGINEER",
  "firstName": "Nitin",
  "email": "virkar.nitin7191@gmail.com",
  "lastName": "Virkar",
  "mobileNo": "8369163552",
  "designation": "",
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Vinita",
  "email": "vinita.surve@vastukala.org",
  "lastName": "Surve",
  "mobileNo": "9820652818",
  "designation": "",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "label": true
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  "value": "",
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  "key": "policeStation",
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  "label": false
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},
"flatSpecifications": {
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
  "value": "NMMC",
  "label": "Navi Mumbai Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Road",
  "west": "Road & Laxmi Apartment CHSL",
  "south": "Greater Khanda Colony",
  "east": "Internal Road & Open Land"
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"asPerDocumentAgreement": {
  "north": "9 M Wide Road",
  "west": "20 M Wide Road",
  "south": "20 M Wide Road",
  "east": "Plot No. 2 to 10"
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    "east": "Lobby & Staircase",
    "south": "Flat No. 402",
    "west": "Marginal Space"
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  "asPerDocument": {
    "north": "Marginal Space",
    "east": "Lobby & Staircase",
    "south": "Flat No. 402",
    "west": "Marginal Space"
  }
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "+ Attached Terrace & Dry Balcony Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "buildingServicesDepreciatedRate": "390",
  "depreciatedCostOfConstruction": "14910.00",
  "depreciatedBuildingRate": "2210"
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  "rate": "97000",
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "90",
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  "squareFeetGuideLineRate": "8418.00",
  "squareMeterGuideLineRate": "90610.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
  },
  "monthlyRent": "Rs. 11,300/- Present rental income per month.",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per CIDCO norms",
  "tenantName": "Ms. Anjum Shaikh from 5 years",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"label": "R.C.C. slab"
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"partitions": {
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  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Covered Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2014",
  "fullDate": "1/1/2014"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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"value": "Information_Not_Available",
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"buildingSpecification": {
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"label": "Good"
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"protAgainstNatDis": {
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"label": "Designed as per I.S. codes"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceIssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "0",
"label": "No"
},
"systemOfAirConditioning": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "50",
"ageOfBuilding": "10",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "484.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1732537177843_Image.png",
    "routeLat": "19.013438",
    "routeLng": "73.102721",
    "stationName": "Khandeshwar",
    "routeDistance": "1.6 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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  "type": "Point"
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    "name": "z9xyfc",
    "image": "cases/6735e2a4e077c54e53225260/
routeMap_1732537019173_Image.png"
  }
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "electricityDepositsRate": "0",
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  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
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  "totalpotentialValueRate": "0",
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"finaltotal": "6023640.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "6023640.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
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    "isHideFloor": false,
    "status": false
  },
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    "status": false
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    "status": false
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  "externalBrickWork": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
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  "status": false
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
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mage_20241115_at_182559_1.jpeg",
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mage_20241115_at_182558.jpeg",
      "path": "cases/6735e2a4e077c54e53225260/externallmg_1732536664740_extern
allmg_1731726907809_WhatsApp_Image_20241115_at_182558.jpeg",
      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
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      "path": "cases/6735e2a4e077c54e53225260/externallmg_1732536664814_extern
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      "path": "cases/6735e2a4e077c54e53225260/externallmg_1732536664746_extern
allmg_1731726907812_WhatsApp_Image_20241115_at_182559_1.jpeg",
      "orientation": "portrait"
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  ],
  {

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    "path": "cases/6735e2a4e077c54e53225260/externallmg_1732536664764_extern
allmg_1731726907835_WhatsApp_Image_20241115_at_182559_2.jpeg",
    "orientation": "portrait"
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"societyNameBoardImage": [
  {
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    "name": "externallmg_1732536813359_1.jpg",
    "path": "cases/6735e2a4e077c54e53225260/externallmg_1732536813359_1.jpg",
    "orientation": "portrait"
  }
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"compositionImages": [
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    "name": "Living Room",
    "path": "cases/6735e2a4e077c54e53225260/externallmg_1732536692045_extern
allmg_1731726908063_WhatsApp_Image_20241115_at_182607_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67446974d1078a4ea7f9f986",
    "name": "Living Room",
    "path": "cases/6735e2a4e077c54e53225260/externallmg_1732536692105_extern
allmg_1731726923754_WhatsApp_Image_20241115_at_182608_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67446982e077c54e5328a8cf",
    "name": "Living Room",
    "path": "cases/6735e2a4e077c54e53225260/externallmg_1732536705980_extern
allmg_1731726923866_WhatsApp_Image_20241115_at_182612_1.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/6735e2a4e077c54e53225260/externallmg_1732536705935_extern
allmg_1731726923826_WhatsApp_Image_20241115_at_182610_1.jpeg",
    "orientation": "portrait"
  }
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"indicatorRange": {
  "carpetRateRange": {
    "min": "14445.00",
    "max": "15889.00"
  },
  "builtUpRateRange": {
    "min": "12038.00",
    "max": "13241.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  }
}
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},
"kitchenArrangements": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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"status": true,
"isEditable": true
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{others": {
"title": "Others / Car Parking",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
totalValues": {
"title": "Total",
"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
},
taskStatus": {
"SITE_INSPECTION": false,
"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Lead",
"value": "LEAD"
},
siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
finalValuationArea": "404.00",
empanelmentNo": [
"SME/TCC/38/IBBI/3"
],
}
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6735e2a4e077c54e53225260",
"ownerName": "Mr. Ganesh Vitthal Bende",
"ownerPhoneNo": "9892860727",
"appAddress": "Flat no. 403, 4th Floor, Building no. 4A, Haware Nirmity, Sector - 22,
Kamothe, Navi Mumbai ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "04/04/2014",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "Haware Engineers and Builders Private Limited",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Ganesh Vitthal Bende & Mr. Vitthal Mahadu Bende",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "2590/2014"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "700048",
    "path": "cases/6735e2a4e077c54e53225260/
document_1731584622001_1731584618034_Racpc_Ghat_Ganesh_Bende.pdf",
    "fileName":
"document_1731584622001_1731584618034_Racpc_Ghat_Ganesh_Bende.pdf"
  },
  {
    "documentType": {
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    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "remark": " bearing Nos. 4191 to 4200 having 10 Shares of Rs. 50/- each dated
24/03/2015 in the name of Ganesh Vitthal Bende & Vitthal Mahadu Bende issued by
Haware's Nirmiti 1 to 7 Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 420"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "936951",
  "path": "cases/6735e2a4e077c54e53225260/
document_1732538979726_Share_Certificate.pdf",
  "fileName": "document_1732538979726_Share_Certificate.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "28/02/2014",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CIDCO/BP-7596/ATPO(NM & K)/2014/304"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "891011",
  "path": "cases/6735e2a4e077c54e53225260/
document_1732539048260_OC_1.pdf",
  "fileName": "document_1732539048260_OC_1.pdf"
}
],
"caseNumber": "012391",
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "221335",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 14 2024 11:44:36 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Ganesh Vitthal Bende",
    "phone": "9892860727",
    "ownershipShare": "",
    "email": "",
    "id": "583220"
  },
  {
    "name": "Mr. Vitthal Mahadu Bende",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "779702"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "6",
    "name": "Living Room",
    "length": "",
    "length1": "9",
    "length2": "2",
    "width": "",
    "width1": "12",
    "width2": "6",
    "totalArea": "114.58",
    "images": [],
    "finalArea": "114.58",
    "extraAreas": []
  },
  ],
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "",
  "length1": "3",
  "length2": "6",
  "width": "",
  "width1": "8",
  "width2": "5",
  "totalArea": "29.46",
  "images": [],
  "finalArea": "29.46",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bathroom",
  "length": "4.83",
  "length1": "4",
  "length2": "10",
  "width": "3.58",
  "width1": "3",
  "width2": "7",
  "totalArea": "17.32",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.32"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "7.83",
  "length1": "7",
  "length2": "10",
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"width": "6.75",
"width1": "6",
"width2": "9",
"totalArea": "52.87",
"images": [],
"extraAreas": [],
"finalArea": "52.87"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "9.50",
  "length1": "9",
  "length2": "6",
  "width": "9.83",
  "width1": "9",
  "width2": "10",
  "totalArea": "93.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "93.42"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "2.58",
  "width1": "2",
  "width2": "7",
  "totalArea": "10.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.12"
}
],
"otherComposition": [
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{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "4.33",
  "length1": "4",
  "length2": "4",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "39.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "39",
  "percentageBeforeTotal": "39.00",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "1.92",
  "length1": "1",
  "length2": "11",
  "width": "6.92",
  "width1": "6",
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"width2": "11",
"totalArea": "13.26",
"images": [],
"extraAreas": [],
"finalArea": "13.26",
"percentageBeforeTotal": "13.26",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "629145",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "404",
  "squareMeterArea": "37.53",
  "docFinalBuiltUp": "484.8",
  "docFinalBuiltUpSquareMeter": "45.036",
  "docBuiltpPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "450.00",
    "squareMeterArea": "41.81",
    "expectedRate": "15888.89",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "540.00",
    "squareMeterArea": "50.17",
    "expectedRate": "13240.74",
    "percentage": "20"
  }
}
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},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
"_id": "67444e8ae34a0461d8c0f471",
"property": "Flat",
"area": "450",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "7150000",
"expectedRate": "15888.89",
"builtUpExpectedRate": "13240.74",
"image": "cases/6735e2a4e077c54e53225260/
indicator_1732529112869_Image.png",
"squareMeter": "41.81",
"id": "559137"
},
{
  "carpetArea": {
    "area": "450.00",
    "squareMeterArea": "41.81",
    "expectedRate": "14444.44",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "540.00",
    "squareMeterArea": "50.17",
    "expectedRate": "12037.04",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67444e8ae34a0461d8c0f472",
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"property": "Flat",
"area": "450",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "6500000",
"expectedRate": "14444.44",
"builtUpExpectedRate": "12037.04",
"image": "cases/6735e2a4e077c54e53225260/
indicator_1732529201242_Image.png",
"squareMeter": "41.81",
"id": "697545"
},
{
"carpetArea": {
"area": "225.00",
"squareMeterArea": "20.90",
"expectedRate": "15555.56",
"percentage": ""
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"assignmentType": {
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"fullAddress": "Residential Flat No. 403, 4th Floor, Building No 4A, Haware's Nirmiti 1
to 7 Co-op. Hsg. Soc. Ltd., Plot No. 15, Sector 22, Village - Kamothe, Khandeshwar,
Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State - Maharashtra,
India",
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"email": "",
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"isUrgent": "false",
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"relationWithOwner": "Tenant",
"rerald": "",
"siteVisitContactNo": "9960136804",
"buildingServicesRate": "2600",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 404.00",
"flatRate": "15300",
"landOtherRate": "12700",
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    "value": "Independent_Building"
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"siteVisitDate": "2024-11-15",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + Bathroom +
WC",
"carpetTotal": "317.77",
"otherCarpetTotal": "52.26",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "52.26",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "20",
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"finalCarpetArea": "370.03",
"finalSalableArea": "444.04",
"salablePercentage": "0",
"toBeAdded": "",
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"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 339.00\nFlowerbed Area in Sq. Ft. = 50.00\nService Slab Area in Sq. Ft. = 15.00\n
\nAll the above areas are within 9% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.",

"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 317.77\nDry Balcony Area in Sq. Ft. = 13.26\nTerrace Area in Sq. Ft. = 39.00\n
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"finalSaleablePercentage": "0",

"landDetails": {

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"label": "Free Hold",

"value": "Free_Hold"

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"leaseDetails": {

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"leaseRent": "",

"leasePeriod": 0,

"leaseFrom": "",

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"leaseDate": ""

}

}

}

Name	Length	Width	Total
Composition :			
Living Room	9'2"	12'6"	114.58
Passage	3'6"	8'5"	29.46
Bathroom	4'10"	3'7"	17.32
Kitchen	7'10"	6'9"	52.87
Bedroom	9'6"	9'10"	93.42
WC	3'11"	2'7"	10.12
Other Composition :			
Terrace Area	4'4"	9'00"	39.00
Dry Balcony Area	1'11"	6'11"	13.26